

**Affordable Dwelling Unit Advisory Board Meeting Minutes (ADUAB)**  
**Tuesday – April 13, 2010**  
**Shenandoah Room - Shenandoah Building**

**Members Present:** Joe Paciulli, Chair; Michael Capretti, Vice-Chair; Pamela McGraw, Dwight Stonerook, Ryan Sauder, Dawn McKenzie, Sarah Millin, and Shaun Kelley, Greg Barrett.

**DFS Staff Present:** Sarah Coyle Etro, Assistant Director; Jan Boothby, CDBG Program Manager, Lenny Goldberg, Housing Specialist; Jill Brady, Administrative Assistant

**BOS Representative:** Carleton Chambers; Aide to Supervisor McGimsey

**Public Present:** None

**CALL TO ORDER:** Joe Paciulli called the meeting to order at 8:05 A.M.

**PUBLIC COMMENT PERIOD:** No comments

**MINUTES:** The March 9, 2010 Meeting Minutes were unanimously approved.

**INFORMATION ITEMS:** **Update on Litigation:** John White updated the ADUAB regarding the current litigation in connection with ADU foreclosures. The process is continuing and is very successful. The County Attorney's Office has a number of cases in various stages of litigation and updates will continue.

**ADU and Housing Fund Balances:** Sarah Coyle Etro updated the ADUAB regarding the two different funds available. One fund is the County of Loudoun Housing Trust which is ADU derived funds coming from the market sale of an ADU or the cash in lieu buyout during a development) which has been set up since 1997. Additionally, we have the Housing Fund which the BOS put together using some ADU derived funds and proffer funds. The County of Loudoun Trust is growing as ADUs are sold at market. There are a few new programs that the ADUAB has proposed and the BOS approved to be used for incomes between 30% and 70% of AMI. One use of these funds is the purchase of ADUs going to foreclosure. The county has purchased three homes and sold two. Additionally, there is the Public Employee Homeownership Grant program which is incentive for home purchase and helping employees in the public sector to purchase in Loudoun County and has been very successful. We also have the Rental Rehabilitation pilot program in Eastern Loudoun in connection with the Neighborhood Stabilization Program. This program helps landlords rehabilitate properties and rent in the ADU range (30%-70%). In connection with the Housing Trust, funds have been awarded to Habitat for Humanity for the renovation of homes in Sterling and Sugarland Run. Also, Windy Hill has been awarded funds which are being used to fund energy improvements and renovations for the original Windy Hill cottages, a number of duplexes and single family homes in Windy Hill. There is one outstanding application the Joint Trust Fund has approved and is going to the BOS Finance Committee in April. Good Shepherd Alliance has applied for funding to purchase a single family home that they would operate as a transitional house for a homeless family. The application process is a rolling process and continues to be open.

**Update on ADU Waitlist:** Jan Boothby updated the ADUAB on the current waitlist figures. The suspected view on the downward trend is the economy, concern for jobs, lower priced market rate homes, and credit issues. Additionally, most for sale properties through the ADU Program are condominiums, people are looking for townhomes. The ADUAB discussed the issue of the overtime suspension pilot program.

**New HUD Area Median Income (AMI) Figures:** As of the April 13, 2010 ADUAB meeting the new HUD AMI figures had not been published.

**COMMITTEE REPORTS:**

**Housing Advisory Board (HAB):** Michael Capretti updated the ADUAB regarding the Joint HAB and ADUAB meeting. The meeting went very well and the HAB supports the work the Joint Builders and Zoning and Modifications Committee is doing in connection with the Article 7/1450 revisions. The HAB will be attending the September ADUAB meeting.

**Finance Committee:** No Report

**Joint Builders and Modifications/Zoning Committee:** Michael Capretti reported the committee is progressing and updates will continue.

**NEXT MEETING**

Scheduled for May 11, 2010

Meeting adjourned at 9:35